

083.0

0006

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

611,200 / 611,200

USE VALUE:

611,200 / 611,200

ASSESSED:

611,200 / 611,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MORRIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MC ISAAC JOHN R-ETAL	
Owner 2: MC ISAAC ANGELA B	
Owner 3:	

Street 1: 11 MORRIS STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5172		Sq. Ft.	Site		0	70.	1.06	6			Road Co	-5					382,483						382,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5172.000	228,700		382,500	611,200			
Total Card		0.119	228,700		382,500	611,200	Entered Lot Size		
Total Parcel		0.119	228,700		382,500	611,200	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	519.73	/Parcel: 519.7	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,800	0	5,172.	382,500	611,300	611,300	Year End Roll	12/18/2019
2019	101	FV	205,100	0	5,172.	377,000	582,100	582,100	Year End Roll	1/3/2019
2018	101	FV	205,100	0	5,172.	289,600	494,700	494,700	Year End Roll	12/20/2017
2017	101	FV	205,100	0	5,172.	273,200	478,300	478,300	Year End Roll	1/3/2017
2016	101	FV	205,100	0	5,172.	251,300	456,400	456,400	Year End	1/4/2016
2015	101	FV	193,900	0	5,172.	235,000	428,900	428,900	Year End Roll	12/11/2014
2014	101	FV	193,900	0	5,172.	216,400	410,300	410,300	Year End Roll	12/16/2013
2013	101	FV	193,900	0	5,172.	216,400	410,300	410,300		12/13/2012

Parcel ID 083.0-0006-0004.0

!6794!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	921-105		1/1/1901	Family		No	No	N	

PAT ACCT.

6794

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2015	19	Manual	3,060					Insulation.
11/2/2005	1022	Re-Roof	22,891			G7	GR FY07	& NEW SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2008	Meas/Inspect	345	PATRIOT
9/23/2003	Inspected	BR	B Rossignol
11/8/2000	Hearing N/C	189	PATRIOT
3/11/2000	Inspected	276	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 15 - Old Style	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	PRIVATE ROAD PAVED BY OWNERS. CRACKS IN FOUNDATION DUE TO WORK ON PARK AVE. GAS INSERT FPL. SCUTTLE HOLE..				9	7	11	6												
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:	EFP 5 (35)	WDK (108)												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Average	A Kits:	Rating:	Fpl: 1 Rating: Average	WSFlue:	Rating:	RESIDENTIAL GRID				11	28											
GENERAL INFORMATION				CONDOS INFORMATION				1st Res Grid Desc: Line 1 # Units: 1				TQS FFL BMT (672)															
Grade: C - Average	Year Blt: 1928	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Level	FY LR DR D K FR RR BR FB HB L O	Upper	Lvl 2	Lvl 1	Lower	Totals	RMS: 6	BRs: 3	Baths: 1	HB	28	28									
Alt LUC:	Alt %:	Jurisdct:	Fact: .	Floor:	% Own:	Exterior:	No Unit RMS BRS FL									24	8										
Const Mod:	Lump Sum Adj:	Name:	DEPRECIATION	Interior:	1	6	3	M																			
INTERIOR INFORMATION				Additions:																							
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Kitchen:																							
Prim Floors: 3 - Hardwood	Sec Floors: 5 - Lino/Vinyl	Total: 15 %	Special:	Baths:																							
Bsmnt Flr: 12 - Concrete	Subfloor:	Override:	Override:	Plumbing:																							
Bsmnt Gar: 1	Electric: 3 - Typical	Total: 26.4 %	Electric:	Electric:																							
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	Heating:																							
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	General:																							
% Com Wall	% Sprinkled:	CALC SUMMARY				COMPARABLE SALES				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL									
				Basic \$ / SQ: 130.00	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
				Size Adj.: 1.35000002									BMT	Basement	672	51.370	34,519										
				Const Adj.: 0.97563571									FFL	First Floor	672	171.220	115,063										
				Adj \$ / SQ: 171.224									TQS	3/4 Story	504	171.220	86,297										
				Other Features: 66000									OPP	Open Porch	192	24.480	4,701										
				Grade Factor: 1.00									WDK	Deck	108	14.890	1,608										
				NBHD Inf: 1.00000000									EFP	Enclos Porch	35	70.830	2,479										
				NBHD Mod:													Net Sketched Area: 2,183 Total: 244,667										
				LUC Factor: 1.00									Size Ad	1176	Gross Are	2351	FinArea	1176									
				Adj Total: 310666																							
				Depreciation: 82016																							
				Depreciated Total: 228650																							
				Final Total: 228700																							
				Val/Su SzAd: 194.47																							
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 083.0-0006-0004.0				IMAGE				AssessPro Patriot Properties, Inc										
SPEC FEATURES/YARD ITEMS																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N				Total Yard Items:				Total Special Features:				Total:															